

Fill in this information to identify the case:

Debtor 1 Carman C Thomas

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 19-11093

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as Trustee

Name of creditor: of the SCIG Series III TrustCourt claim no. (if known): 10

Last 4 digits of any number you use to  
identify the debtor's account:

8 1 5 6

Date of payment change:

Must be at least 21 days after date  
of this notice08/01/2020

New total payment:

\$ 822.14

Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment**

## 1. Will there be a change in the debtor's escrow account payment?

☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_Current escrow payment: \$ 260.85New escrow payment: \$ 267.08**Part 2: Mortgage Payment Adjustment**

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1 Carman C Thomas Case number (if known) 19-11093  
First Name Middle Name Last Name

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.  
☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Molly Slutsky Simons Date 07/10/2020  
Signature

Print: Molly Slutsky Simons Title Attorney for Creditor  
First Name Middle Name Last Name

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180  
Number Street  
Loveland OH 45140  
City State ZIP Code

Contact phone 513-444-4100 Email bankruptcy@sottileandbarile.com

SN Servicing Corporation  
 323 FIFTH STREET  
 EUREKA, CA 95501  
 For Inquiries: (800) 603-0836  
 Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 30, 2020

WILLIAM THOMAS  
 7223 SCOTTWOOD AVE  
 CINCINNATI OH 45237

Loan:

Property Address:  
 26 TOWER STREET  
 CINCINNATI, OH 45220

### Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Apr 2019 to July 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2020:
Principal & Interest Pmt:	555.06	555.06
Escrow Payment:	260.85	267.08
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$815.91	\$822.14

Escrow Balance Calculation	
Due Date:	Jun 01, 2020
Escrow Balance:	(492.86)
Anticipated Pmts to Escrow:	521.70
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	\$28.84

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	717.23	(2,896.96)
Apr 2019	260.85			*		978.08	(2,896.96)
May 2019	260.85			*		1,238.93	(2,896.96)
May 2019				1,015.37	* County Tax	1,238.93	(3,912.33)
Jun 2019	260.85		978.07		* County Tax	521.71	(3,912.33)
Jul 2019	260.85			*		782.56	(3,912.33)
Aug 2019	260.85	1,178.52		*		1,043.41	(2,733.81)
Sep 2019	260.85			*		1,304.26	(2,733.81)
Oct 2019	260.85	589.26		*		1,565.11	(2,144.55)
Nov 2019	260.85	294.63		*		1,825.96	(1,849.92)
Dec 2019	260.85	294.63		*		2,086.81	(1,555.29)
Jan 2020	260.85	294.63	1,039.17	1,038.35	* County Tax	1,308.49	(2,299.01)
Feb 2020	260.85	589.26		*		1,569.34	(1,709.75)
Mar 2020	260.85	294.63	1,113.00	1,152.00	* Homeowners Policy	717.19	(2,567.12)
Apr 2020		291.37		*		717.19	(2,275.75)
Jun 2020		(291.37)		*		717.19	(2,567.12)
Jun 2020		2,567.12		*	* Escrow Only Payment	717.19	0.00
Jun 2020		521.70		*		717.19	521.70
Jun 2020				1,014.56	* County Tax	717.19	(492.86)
					Anticipated Transactions	717.19	(492.86)
Jun 2020		260.85					(232.01)
Jul 2020		260.85					28.84
	\$3,130.20	\$7,146.08	\$3,130.24	\$4,220.28			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 3,130.24. Under Federal law, your lowest monthly balance should not have exceeded \$21.71 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 30, 2020

WILLIAM THOMAS

Loan:

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	28.84	801.18
Aug 2020	267.08			295.92	1,068.26
Sep 2020	267.08			563.00	1,335.34
Oct 2020	267.08			830.08	1,602.42
Nov 2020	267.08			1,097.16	1,869.50
Dec 2020	267.08			1,364.24	2,136.58
Jan 2021	267.08	1,038.35	County Tax	592.97	1,365.31
Feb 2021	267.08			860.05	1,632.39
Mar 2021	267.08			1,127.13	1,899.47
Apr 2021	267.08	1,152.00	Homeowners Policy	242.21	1,014.55
May 2021	267.08			509.29	1,281.63
Jun 2021	267.08	1,014.56	County Tax	(238.19)	534.15
Jul 2021	267.08			28.89	801.23
	<u>\$3,204.96</u>	<u>\$3,204.91</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 534.15. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 534.15 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 28.84. Your starting balance (escrow balance required) according to this analysis should be \$801.18. This means you have a shortage of 772.34. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,204.91. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation		Document	Page 6 of 7
Unadjusted Escrow Payment	267.08		
Surplus Amount:	0.00		
Shortage Amount:	0.00		
Rounding Adjustment Amount:	0.00		
Escrow Payment:	\$267.08		

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
CINCINNATI DIVISION**

In Re:

Case No. 19-11093

Carman C Thomas

Chapter 13

Debtor.

Judge Jeffery P. Hopkins

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**CERTIFICATE OF SERVICE**

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I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on July 10, 2020 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **ordinary U.S. Mail** on July 10, 2020 addressed to:

Carman C Thomas, Debtor  
7223 Scottwood Avenue  
Cincinnati, OH 45237

Respectfully Submitted,

/s/ Molly Slutsky Simons

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Molly Slutsky Simons (0083702)  
Sottile & Barile, Attorneys at Law  
394 Wards Corner Road, Suite 180  
Loveland, OH 45140  
Phone: 513.444.4100  
Email: [bankruptcy@sottileandbarile.com](mailto:bankruptcy@sottileandbarile.com)  
Attorney for Creditor